

Welcome To

3343 MIDDLETOWN ROAD

Sheraden



Welcome to 3343 Middletown Road in the convenient West End. This well-maintained duplex is fully rented and ready to start generating income. This great all brick building offers a peaceful backyard and separately rented 2 car detached garage. CONVENIENT is the word to describe this investment opportunity because it is located minutes to Downtown, Robinson and the airport.

These units have so much to offer, both inside and out. Some upgrades include newer carpet & paint, remodeled kitchen, some newer windows, light and bright open floor plans and original woodwork. The very neutral decor and contemporary amenities will accommodate anyone's personal touches.



For Additional Information...

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Making Your Dream Home A Reality

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COLDWELL BANKER

REAL ESTATE, INC.

Special Features

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Each unit in this building offers separate gas and electric service as well as separate furnaces, hot water tanks, access to the basement/common area, private entrances, and fully equipped kitchens. The virtually maintenance free brick exterior, spacious lot and character of this building make it a desirable rental.

The first floor unit offers 2 bedrooms, a full bathroom, remodeled white kitchen, formal living and dining rooms as well as a bonus den/family room. It features many bright windows, built-in book cases and a very functional layout. The upstairs unit is highlighted by 2 bedrooms, a full bathroom, kitchen, formal living and dining rooms and a bonus room which could be used as a third bedroom to generate additional cash flow.

All Information in this Brochure is Deemed Reliable, but NOT Guaranteed.

Cash Flow Analysis

	<u>Monthly</u>	<u>Annual</u>
Income		
Gross Rents	\$ 1,160.00	\$ 13,920.00
Expenses		
Maintenance	\$ 20.00	\$ 240.00
Insurance	\$ 100.00	\$ 1,200.00
Taxes	\$ 215.67	\$ 2,588.00
Gas	\$ -	\$ -
Electric	\$ -	\$ -
Water	\$ 20.00	\$ 240.00
Sewer	\$ 20.00	\$ 240.00
Rubbish	\$ -	\$ -
	<u>\$ 375.67</u>	<u>\$ 4,508.00</u>
Net Income	\$ 784.33	\$ 9,412.00



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